



## **YUMA COUNTY BOARD OF ADJUSTMENT MEETING PUBLIC NOTICE & AGENDA**

**DATE:** May 17, 2022  
**TIME:** 1:00 P.M.  
**PLACE:** Aldrich Auditorium, 2351 West 26th Street, Yuma, Arizona

**MEMBERS:** Eric Saltzer, Chairman, Dist. 1  
Tim Eisenmann, Vice-Chairman, Dist. 5  
Joe Harper, Dist. 4  
Rosalie Lines, Dist. 2  
Neil Tucker, Dist. 3

**STAFF:** Maggie Castro, AICP, Planning Director  
Jose Guzman, Associate Planner  
Jesus Carrillo, Associate Planner  
Amber Kelly, PZ Commission Admin Specialist

**ADVISORS:** Ed Feheley, Deputy County Attorney  
Diana Gomez, Director, Yuma County Public Health Services District

1. **Call to Order and Roll Call.**
2. **Pledge of Allegiance.**
3. **Approval of the Board of Adjustment meeting minutes from April 7, 2022.**
4. **Approval of the Board of Adjustment meeting minutes from April 19, 2022.**
5. **Request for extension of time for Variance Case No. 21-08:** In accordance with the Yuma County Zoning Ordinance, Section 710.08 (B), Bruce Schmidt, agent for Santa Fe Haciendas Construction, requests an extension of time for Variance Case No. 21-08 for a parcel two parcels 2.0 gross acres in size zoned Suburban Site Built-2 acre minimum (SSB-2), Assessor's Parcel Numbers 747-35-001 and -002 located on the southeast corner of County 15th Street and the alignment of Avenue 2½ E, Yuma, Arizona; located in the 65-69 dB noise zone.
6. **Discussion concerning the tour on April 7, 2022 of the Martinez Lake area.**

7. **Discussion by the Board members and Planning Director of events attended, current events, and the schedule for future Board of Adjustment meetings.**
8. **Adjourn.**

The Committee may vote to hold an Executive Session for the purpose of obtaining legal advice from the Board's attorney on any matter listed on the agenda, pursuant to Arizona Revised Statute §38-431.03(A)(3).

Persons with disabilities may request reasonable accommodations by contacting Martin Espinoza, Safety Compliance Officer at 928.373.1138 or by email at [martin.espinoza@yumacountyaz.gov](mailto:martin.espinoza@yumacountyaz.gov). Requests should be made as early as possible to allow time to arrange the accommodation.

**AIR-11360**

**3.**

**BOA Agenda**

**Meeting Date:** 05/17/2022

**Submitted For:** Maggie Castro

**Submitted By:** Amber Kelly

**Department:** Planning & Zoning Division - DDS

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### **Information**

**1. REQUESTED ACTION:**

Approval of the Board of Adjustment meeting minutes from April 7, 2022.

**2. INTENT:**

3. For detailed analysis see attached staff report

**4. STAFF'S RECOMMENDATION:**

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### **Attachments**

*No file(s) attached.*

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**AIR-11345**

**5.**

**BOA Agenda**

**Meeting Date:** 05/17/2022

**Submitted For:** Maggie Castro

**Submitted By:** Anson Lihosit

**Department:** Planning & Zoning Division - DDS

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**Information**

**1. REQUESTED ACTION:**

**Request for extension of time for Variance Case No. 21-08:** In accordance with the Yuma County Zoning Ordinance, Section 710.08 (B), Bruce Schmidt, agent for Santa Fe Haciendas Construction, requests an extension of time for Variance Case No. 21-08 for a parcel two parcels 2.0 gross acres in size zoned Suburban Site Built-2 acre minimum (SSB-2), Assessor's Parcel Numbers 747-35-001 and -002 located on the southeast corner of County 15th Street and the alignment of Avenue 2½ E, Yuma, Arizona; located in the 65-69 dB noise zone.

**2. INTENT:**

The intent is to obtain an extension of time of one year for Variance No. 21-08 which was approved by the Board of Adjustment on April 20, 2021 and expires on May 21, 2022.

**3. For detailed analysis see attached staff report**

**4. STAFF'S RECOMMENDATION:**

Staff recommends the Board of Adjustment grant an extension of time of one year for Variance Case No. 21-08.

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**Attachments**

Staff Report

Request for Extension

Case Map

Site Plans

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## MEMORANDUM

**TO:** Yuma County Board of Adjustment

**FROM:** Anson Lihosit, Senior Planner

**RE:** Extension of time for Variance Case No. 21-08

**DATE:** May 17, 2022

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Bruce Schmidt requests an extension of time for Variance Case No. 21-08 which was approved by the Board of Adjustment on April 20, 2021. The expiration date is May 21, 2022. As of April 19, 2022, substantial construction has not commenced on the subject property.

### **Background**

Variance Case No. 21-08 allowed the construction of two single-family residences on two parcels 2.0 gross acres in size zoned Suburban Site Built-2 acre minimum (SSB-2), Assessor's Parcel Numbers 747-35-001 and -002 located on the southeast corner of County 15<sup>th</sup> Street and the alignment of Avenue 2½ E, Yuma, Arizona; located in the 65-69 dB noise zone.

### **Current Status**

The expiration date for Variance Case No. 21-08 is May 21, 2022. As of April 19, 2022, staff confirmed that no applications for building permits have been submitted and substantial construction has not commenced on the subject property. The applicant stated that they were very close to submitting plans, but needed additional time. Granting the request for extension would provide the property owners with additional time to move forward with the project.

The Yuma County Zoning Ordinance, Section 710.08 states as follows:

- A. A variance shall expire and shall be void one (1) year following the date on which the variance became effective unless, prior to the expiration of one (1) year, substantial construction is commenced. Substantial construction shall be defined as:*
- 1. Having submitted plans for construction,*
  - 2. Building permit issued and paid for,*
  - 3. Having installed utilities such as electric, sewer, water and/or gas lines on the site,*
  - 4. Having foundation or footings inspected and finished floor for at least the first floor of a building poured and laid, and,*

5. *That no lapse of construction has occurred for more than sixty (60) days from any time point of the items 1-4 above.*
- B. *A variance approval may be extended provided that, not earlier than thirty (30) days prior to the expiration date, a written request is made and presented at the next available Board of Adjustment meeting.*
- C. *The Board of Adjustment may grant, deny, or modify an application for extension of a variance.*

**Staff Recommendation:**

Staff recommends the Board of Adjustment grant an extension of time of one year for Variance Case No. 21-08.



2969 S. Kish Avenue Suite A  
Yuma, AZ 85365  
(928) 726-2313

April 21, 2022

Department of Development Services  
2351 W. 26<sup>th</sup> Street  
Yuma, AZ 85364

Re: Variance Case No. 21-0008  
Assessor's Parcel Numbers 747-35-0001 and 002

To Whom It May Concern:

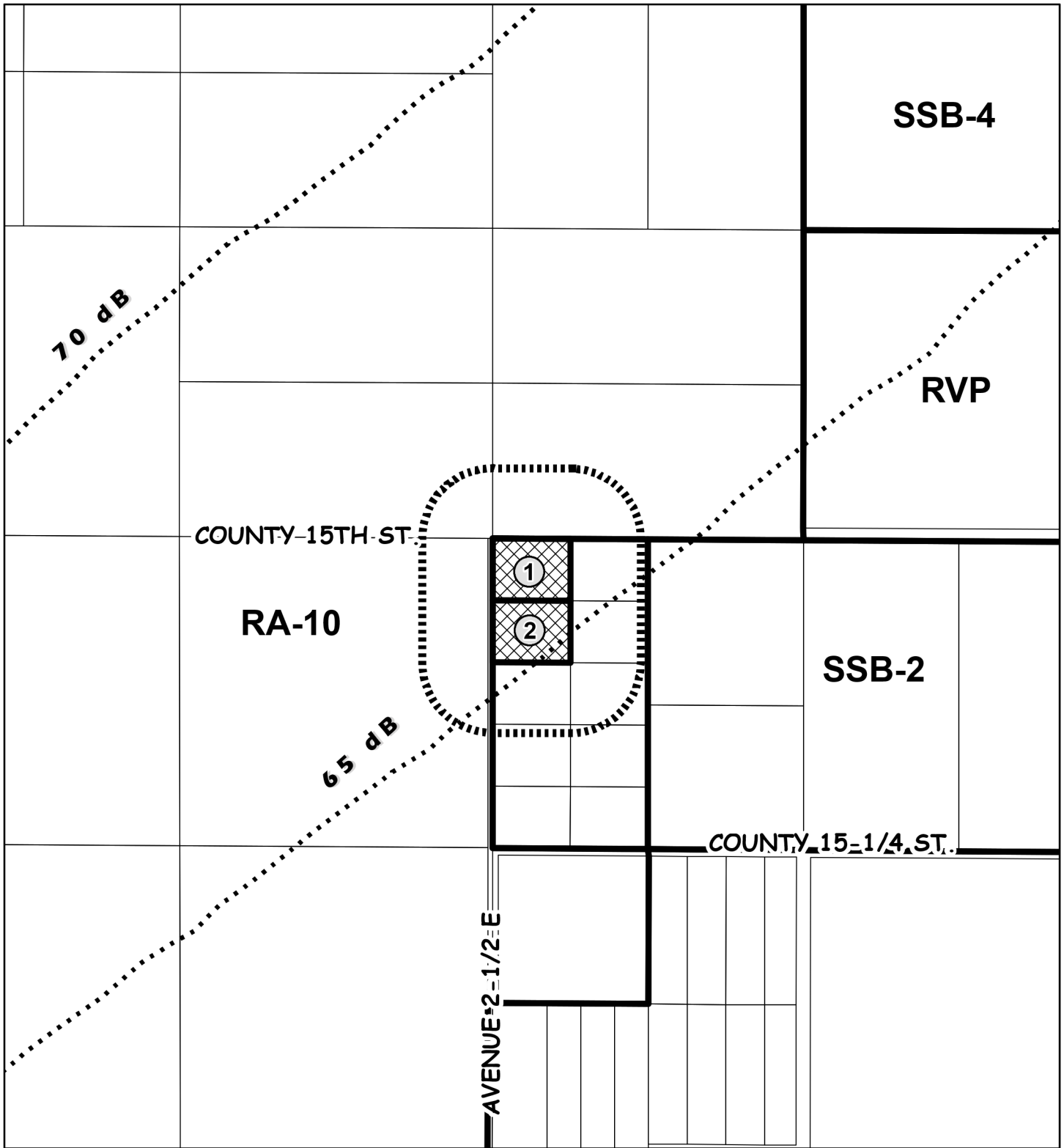
I am writing to request an extension on variance case #21-0008. Currently, we do not have a house plan completed for either parcel, but will build a new home on them within a (1) year.

If you need further information, please contact my office at (928) 726-2313.

Sincerely,

A handwritten signature in blue ink, appearing to read 'BSchmidt', is written over the 'Sincerely,' text.

Bruce Schmidt



**DEPARTMENT OF  
DEVELOPMENT  
SERVICES**

PLANNING & ZONING DIVISION  
2351 W. 26TH STREET  
YUMA, AZ 85364

FOR INFORMATION ONLY - NO LIABILITY ASSUMED

**CASE NO:**

V21-08

**LOCATION:** SE corner of County 15th Street and Avenue 2-1/2 E

**APN(s):** 747-35-001 & 747-35-002

**CASE PLANNER:** ANSON K. LIHOSIT

**DATE DRAWN:** 03-23-2021

**REVIEWED BY:** ANSON K. LIHOSIT

**SCALE:** 1"= 600'



**Legend**



300' BUFFER

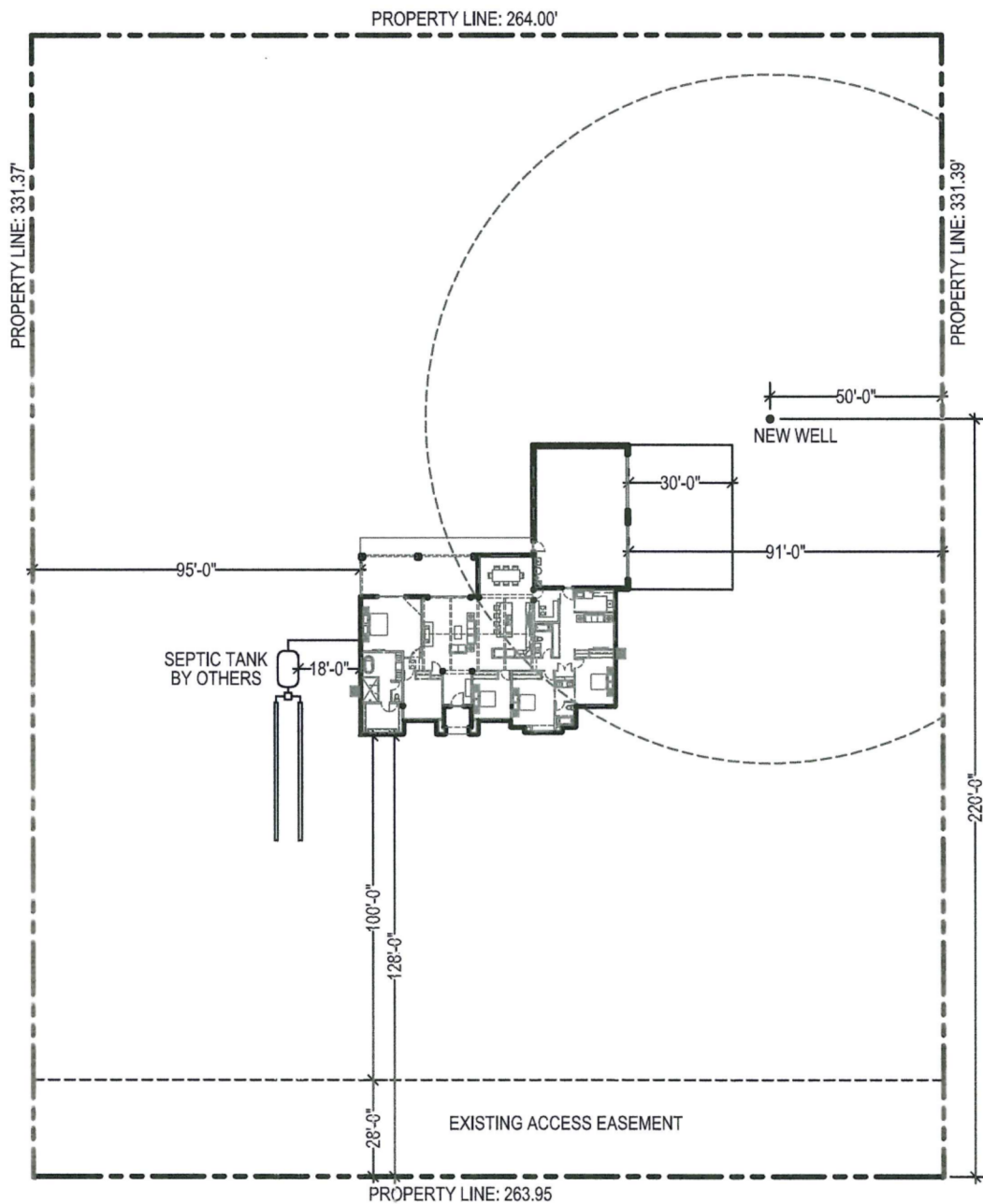


SUBJECT PROPERTY



Zoning Boundary





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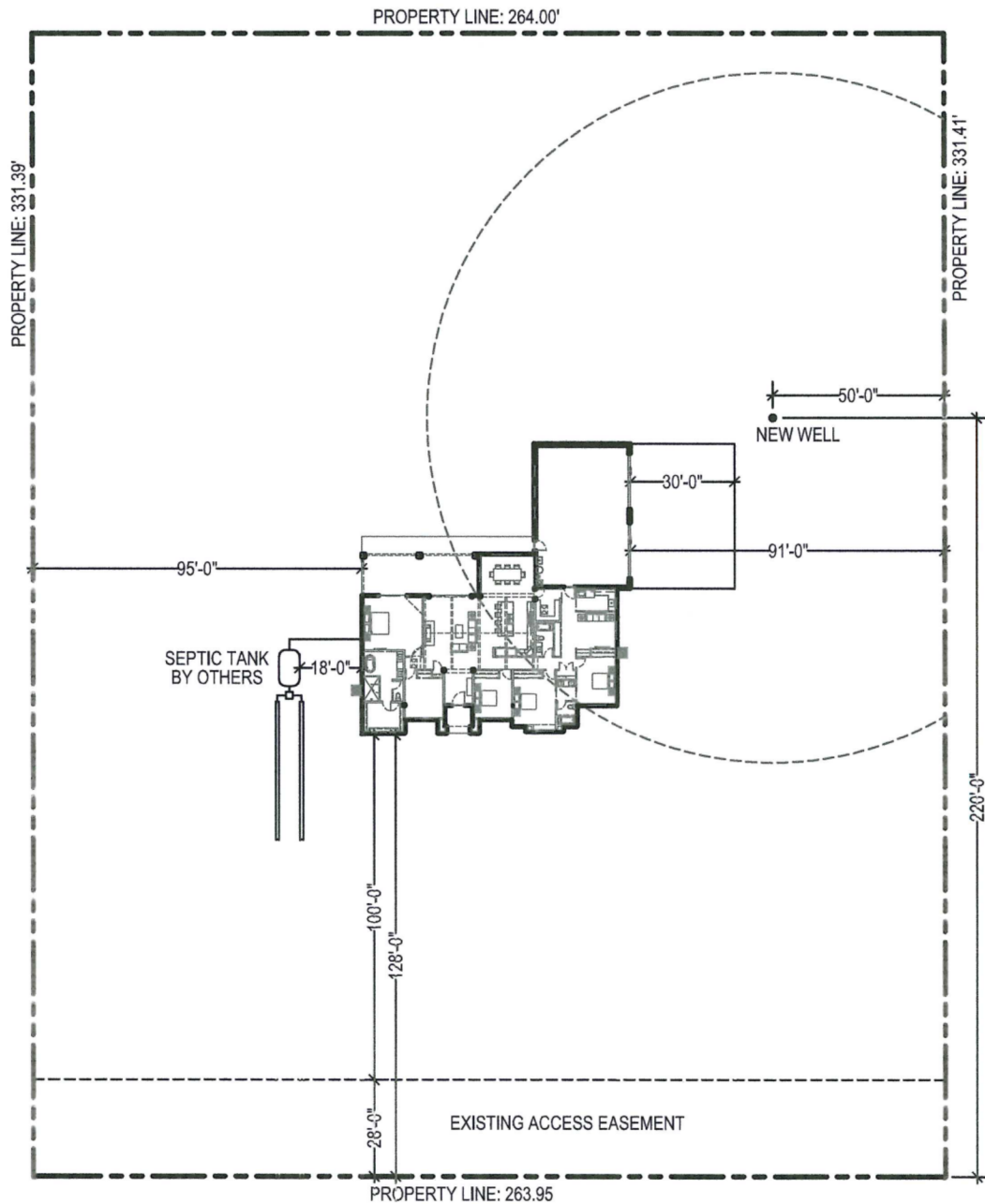
PROJECT LOCATION:  
APN: 747-35-001



## SITE PLAN

SCALE:

1"=50'-0"



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[www.jmresidentialdesigns.com](http://www.jmresidentialdesigns.com)

PROJECT LOCATION:  
APN: 747-35-002



## SITE PLAN

SCALE:

1"=50'-0"

**AIR-11359**

**6.**

**BOA Agenda**

**Meeting Date:** 05/17/2022

**Submitted For:** Maggie Castro

**Submitted By:** Amber Kelly

**Department:** Planning & Zoning Division - DDS

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### **Information**

**1. REQUESTED ACTION:**

Discussion concerning the tour on April 7, 2022 of the Martinez Lake area.

**2. INTENT:**

**3. For detailed analysis see attached staff report**

**4. STAFF'S RECOMMENDATION:**

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### **Attachments**

*No file(s) attached.*

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